

**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL SPECIAL MEETING MINUTES**

DATE December 22, 2009

ATTENDANCE

PRESENT: Council member David Taylor, Lee Wells and Darren Wertz.
ABSENT: Mayor Ron Onslow; Council member Matt Swindell.
STAFF: City Manager Justin Clary; Director of Finance & Administration/City Clerk Kay Kammer.
ATTENDEES: Incoming Council member Don Stose, County Assessor Linda Franklin and Current Use Program staff Sherry Daubert

CALL TO ORDER 7:04 A.M. by Senior Council member Lee Wells

MOTION: Council member David Taylor moved to excuse Mayor Ron Onslow and Council member Matt Swindell

SECOND: Council member Darren Wertz.

[7:06:00 AM](#)

Vote: 3-0
Yes: Council member David Taylor, Lee Wells and Darren Wertz
No: None
Abstained: None
Absent: Mayor Ron Onslow; Council member Matt Swindell

Motion unanimously passed.

PLEDGE OF ALLIEGANCE

BUSINESS

1. Motion – Approval of Land Use Designation on Community Park (CP)-5

Discussion:

Purchase of land on S. 45th Avenue for CP-5 as identified in the Park Capital Facilities Plan

Working with county staff on classification of land use

Notified State Auditor about land use but have not heard back yet

Mayor Onslow arrived [7:08:57 AM](#) and the meeting was turned over to the Mayor

Change classification from Farm/Agriculture to Open Space

What revenues could be derived from leasing the land

Tax liability discussed between current use programs

Open space does not have a tax liability

Statutory requirement to show \$200 per acre revenue under the farm/agriculture current use program

Application fee for reclassification is \$2,113 currently, however, the City may not have to pay fee

Council member Wells Indicated that he pays \$25 per acre for leased land annually

Once exempt, there is no taxable market value just the current use designation

City can become the legislative authority over the current use program
If City kept the land in farm/agriculture for 7 years, the taxes drop off
City would need to go out to bid for lease of land
Lease must be at least two years for planting and funding purposes
Costs for lease program discussed
Public purpose use and maintenance costs discussed
To have someone maintain property would be approximately \$80 per hour for 4 hours with twice or three times per year cutting
Approximately \$1,000 per year for maintenance as open space
Could still be farmed even if in open space designation
State statute does not stipulate a minimum acreage to participate in current use program
May be a future possibility of a land trade if property were held onto
Current back taxes owed are \$33,000
Maintain current land use designation to move forward with possible trade
Council member Wells stated he had owned the land, sold it but continued to farm it for Vision First, Bank of Clark County and now for the Federal Deposit Insurance Commission (FDIC)
Must show \$200 revenues per acre to continue in current use farm/agriculture program
Buyer must continue with farm/agricultural use so as to not have to pay back taxes owed
Funds used for purchase of land were Park Impact Fees (PIF)
Lease revenues would need to be returned PIF fund
Can trail land be purchased with Park Impact Fee funds
Capital Facilities Plans (CFP) must indicate what impact fees are to be used for
Can we come up with general language to allow for trail purchases
Must detail what the impact fee money is spent on in CFP to be compliant with Growth Management Act (GMA)

MOTION: Council member David Taylor moved to maintain land purchased as CP-5 in the current use designation of farm/agriculture [7:46:30 AM](#)

SECOND: Council member Darren Wertz.

Vote: 3-0
Yes: Mayor Ron Onslow; Council member David Taylor and Darren Wertz
No: None
Abstained: Council member Lee Wells (due to potential conflict of interest)
Absent: Council member Matt Swindell

Motion unanimously passed.

ADJOURN [7:46:53 AM](#)

Kay Kammer
Director of Finance & Administration
City Clerk

Ron Onslow
Mayor